

**CITY OF NEWPORT BEACH**  
**PLANNING COMMISSION STAFF REPORT**

February 23, 2017 Meeting

Agenda Item No.: 4

**SUBJECT:** Harbor Pointe Senior Living (PA2015-210)  
101 Bayview Place

- General Plan Amendment No. GP2015-004
- Planned Community Development Plan No. PD2015-005
- Site Development Review No. SD2015-007
- Conditional Use Permit No. UP2015-047

**APPLICANT:** Centerpointe Senior Living, LLC

**OWNER:** Kodaka, Inc.

**PLANNER:** Benjamin M. Zdeba, AICP, Associate Planner  
(949) 644-3253, bzdeba@newportbeachca.gov

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**PROJECT SUMMARY**

Centerpointe Senior Living, LLC, the Project Applicant, is seeking approval of a 121-bed combined convalescent and congregate care facility – the Harbor Pointe Senior Living Facility (proposed project). The project site is approximately 1.5 acres and is located on the corner of Bristol Street and Bayview Place. The proposed project includes demolition of the existing approximately 8,800-square-foot, single-story Kitayama restaurant building and would consist of four floors and a basement level totaling approximately 90,000 square feet in gross floor area. The basement level would primarily consist of subterranean parking. The proposed structure height will gradually increase as it nears Bristol Street to a maximum of 55 feet at the uppermost roof ridge. Surrounding uses include residential to the south and southwest, commercial office uses to the northwest and east, and the State Route 73 freeway to the north across Bristol Street.

The application includes requests for a general plan amendment, planned community development plan amendment, major site development review, and conditional use permit. Each is described below:

- General Plan Amendment No. GP2015-004 proposed to change the existing land use designation from CO-G to PI, and increase the development limit.
- Planned Community Development Plan No. PD2015-005 proposed to amend the existing Bayview Planned Community Development Plan (PC-32) to allow for private institution uses.
- Major Site Development Review No. SD2015-007 is requested pursuant to Section 20.52.080 (Site Development Reviews) of the Zoning Code to allow the

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construction of a nonresidential building over 20,000 square feet in gross floor area.

- Conditional Use Permit No. UP2015-047 is requested to allow the establishment and operation of a 121-bed combined convalescent and congregate care facility.

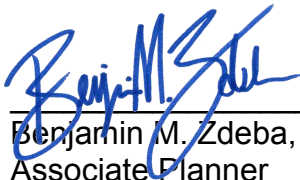
A Draft Environmental Impact Report is being prepared for the project and a scoping meeting was held on August 15, 2016. The applicant has been working to revise the proposed project design to address some of the concerns identified in the scoping meeting related primarily to building bulk and general compatibility with the neighborhood.

### **STUDY SESSION**

The purpose of the study session is to introduce the project and provide the Planning Commission and general public with the opportunity to learn about the project and request specific information prior to or at the public hearing. Staff will provide a brief overview of the proposed project, requested approvals and CEQA process. The applicant will provide a detailed overview of the project.

No action on either the project or draft EIR will be taken by the Planning Commission at the study session.

Prepared by:



Benjamin M. Zdeba, AICP  
Associate Planner

Submitted by:



Brenda Wisneski, AICP, Deputy Director

Attachments:

PC 1 Vicinity Map  
PC 2 Project Plans

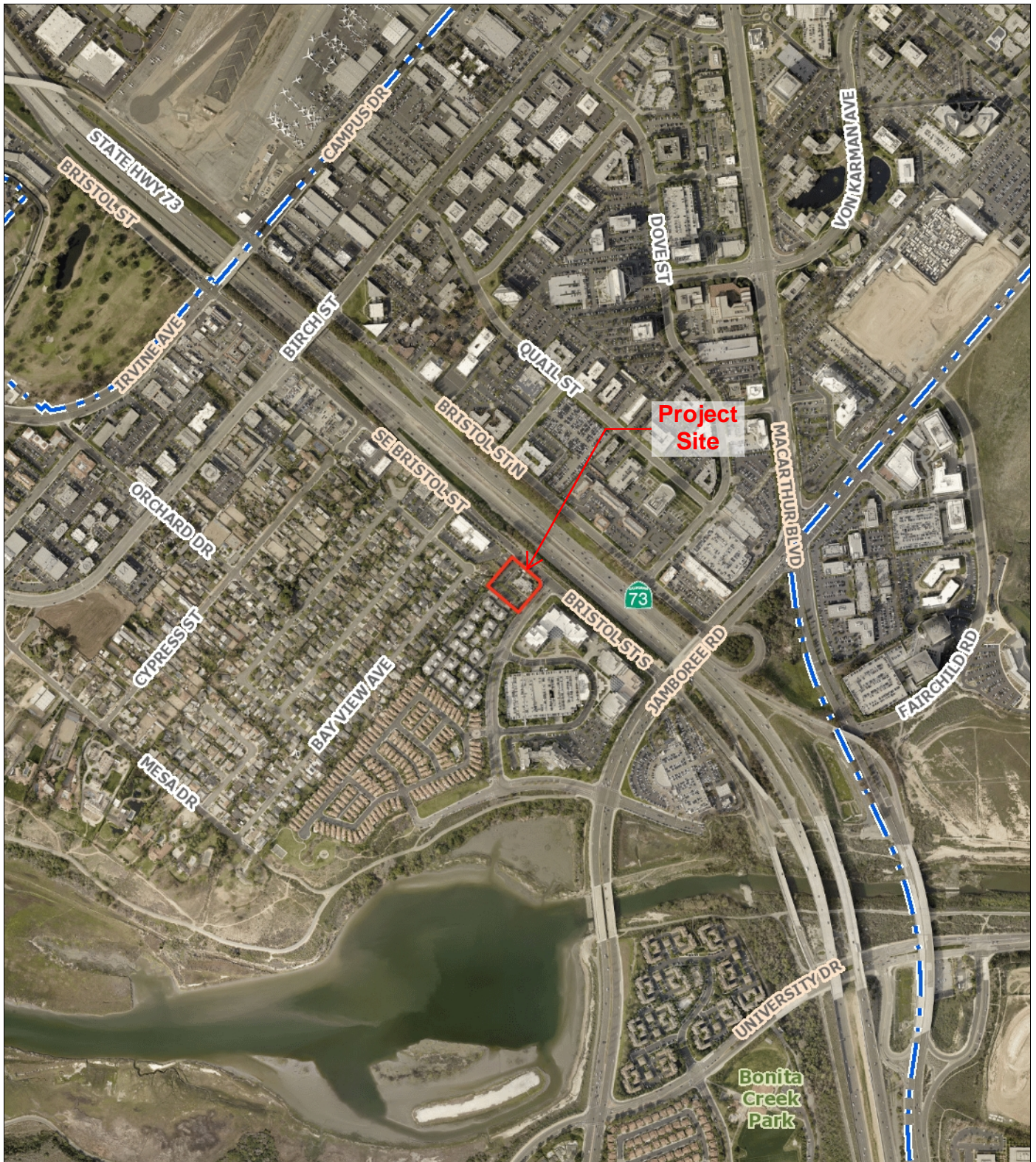
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# **Attachment No. PC 1**

Vicinity Map

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Newport  
Beach  
GIS



0 928 1,857  
Feet

Disclaimer: Every reasonable effort has been made to assure the accuracy of the data provided, however, The City of Newport Beach and its employees and agents disclaim any and all responsibility from or relating to any results obtained in its use.

Imagery: 2009-2013 photos provided by Eagle Imaging [www.eagleaerial.com](http://www.eagleaerial.com)

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# **Attachment No. PC 2**

Project Plans

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# HARBOR POINTE SENIOR LIVING, LLC

## CENTERPOINTE SENIOR LIVING, LLC.



SHEET INDEX

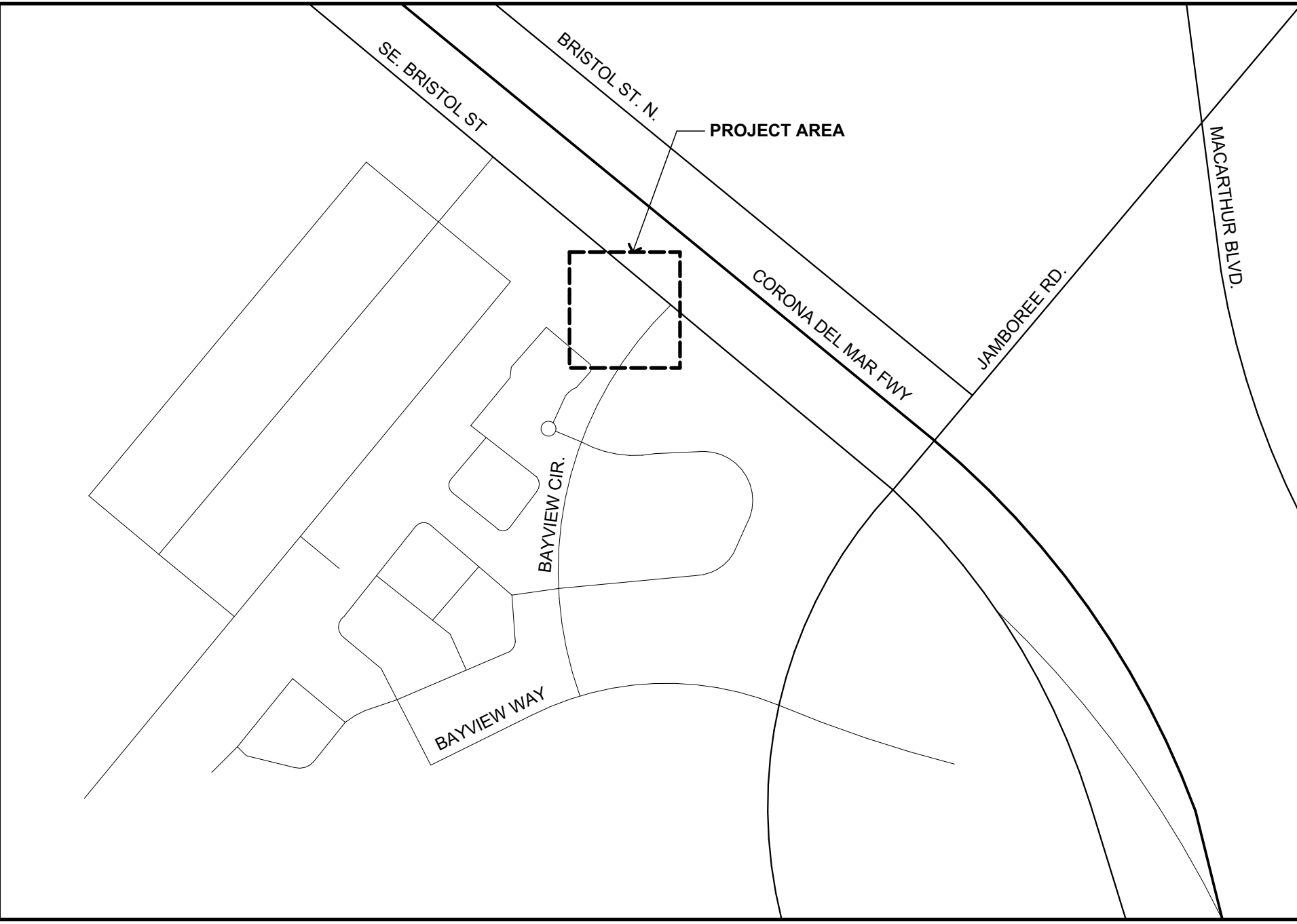
T	Title
A1	Site Plan
A2	Basement Plan
A3	First Floor Plan
A4	Second Floor Plan
A5	Third Floor Plan
A6	Fourth Floor Plan
A7	Elevations
A8	Elevations
A9	Sections

UNIT MIX					
Unit Name	Unit Type	Beds	Qty	Area (SF)	Total (SF)
AL-0A	ASSISTED LIVING - STUDIO	1	24	400	9,600
AL-0B	ASSISTED LIVING - STUDIO	1	12	400	4,800
AL-0C	ASSISTED LIVING - STUDIO	1	5	480	2,400
AL-1A	ASSISTED LIVING - 1 BED	1	18	680	12,240
AL-1B	ASSISTED LIVING - 1 BED	1	9	600	5,400
AL-1C	ASSISTED LIVING - 1 BED	1	7	600	4,200
AL-1D	ASSISTED LIVING - 1 BED	1	4	695	2,780
AL-2B	ASSISTED LIVING - 2 BED	2	4	870	3,480
AL-2C	ASSISTED LIVING - 2 BED	2	1	800	800
AL-2C	ASSISTED LIVING - 2 BED	2	3	837	2,511
MC-0A	MEMORY CARE - 1 BED	1	12	400	4,800
MC-0B	MEMORY CARE - 1 BED	1	4	400	1,604
MC-2A	MEMORY CARE - 2 BED	2	5	480	2,400
		121	108		57,015 sq ft

GROSS BUILDING AREA	
Occupancy	Area (SF)
<b>Basement</b>	
GROSS	29,322
	29,322 sq ft
<b>First Floor</b>	
GROSS	26,256
	26,256 sq ft
<b>Second Floor</b>	
GROSS	25,526
	25,526 sq ft
<b>Third Floor</b>	
GROSS	23,364
	23,364 sq ft
<b>Fourth Floor</b>	
GROSS	14,839
	14,839 sq ft
	119,307 sq ft

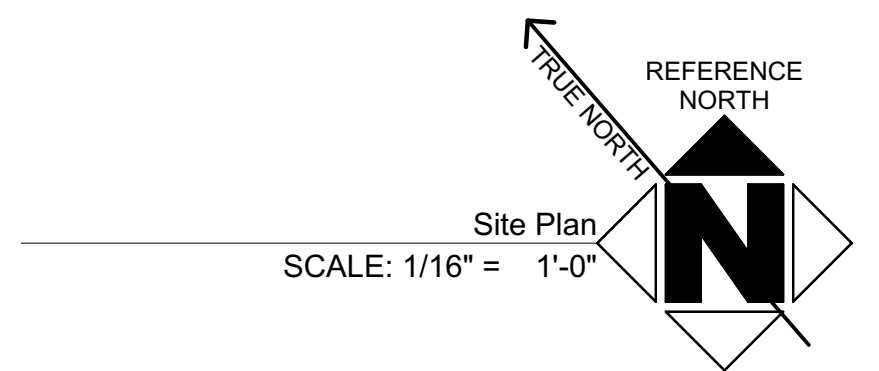
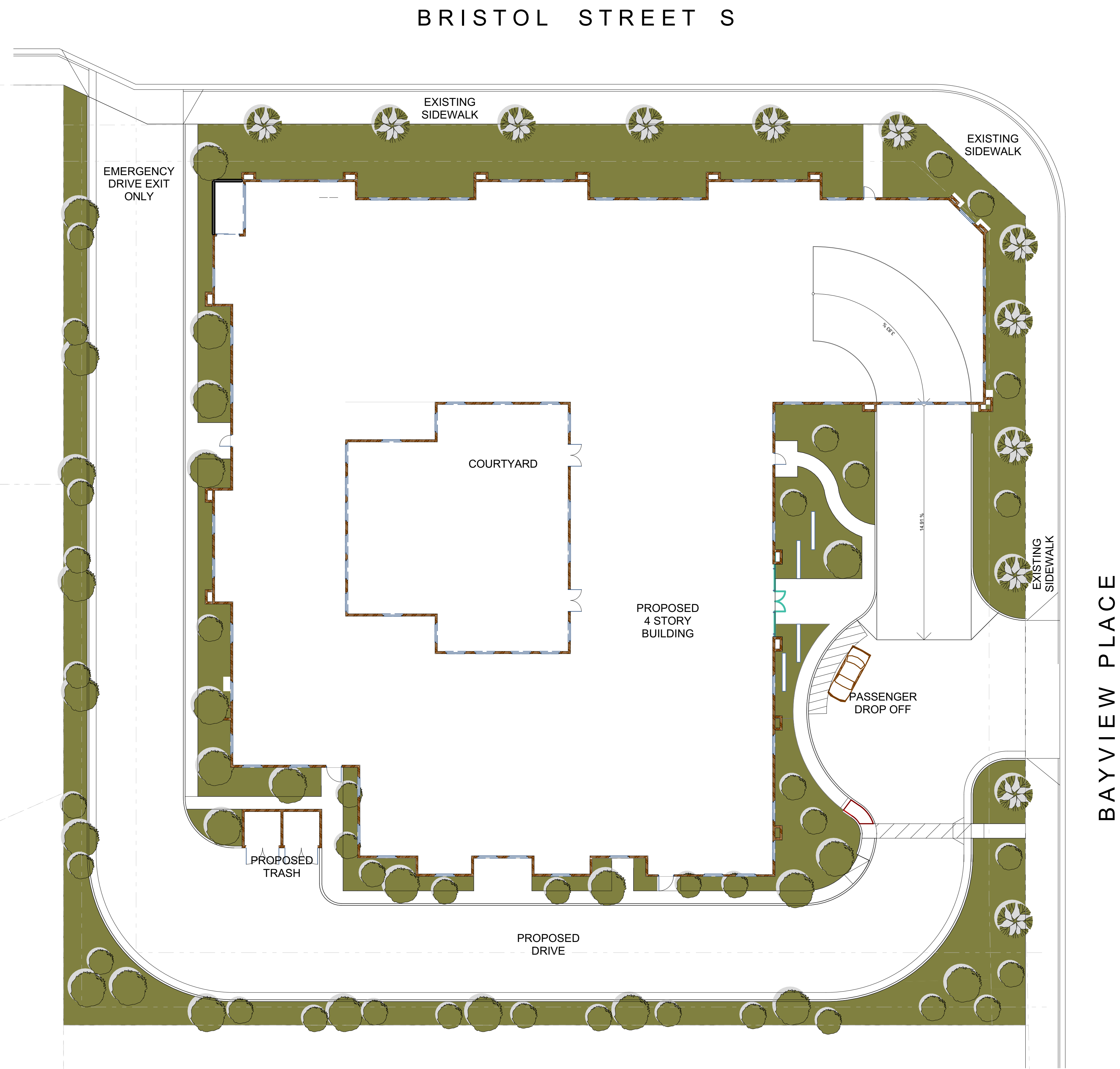
PARKING SUMMARY			
	ZONING REQD.	BUILDING CODE REQD.	PROVIDED
PARKING - ACCESSIBLE	-	2	3
PARKING - ACCESSIBLE VAN	-	1	1
PARKING - RESIDENT	42	-	56
			60

PROJECT DATA



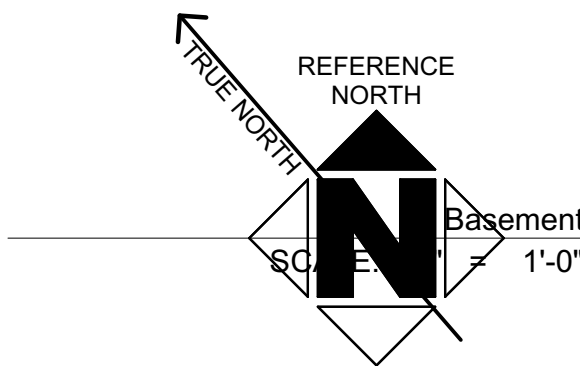
VICINITY MAP

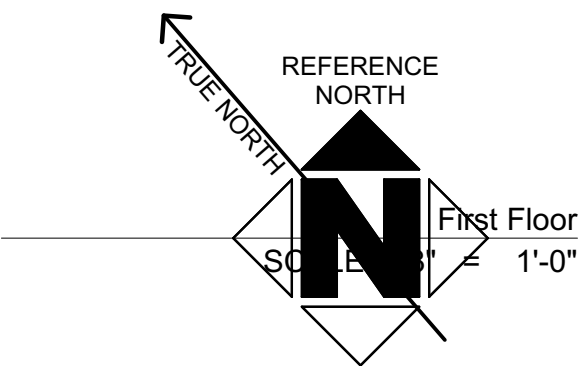
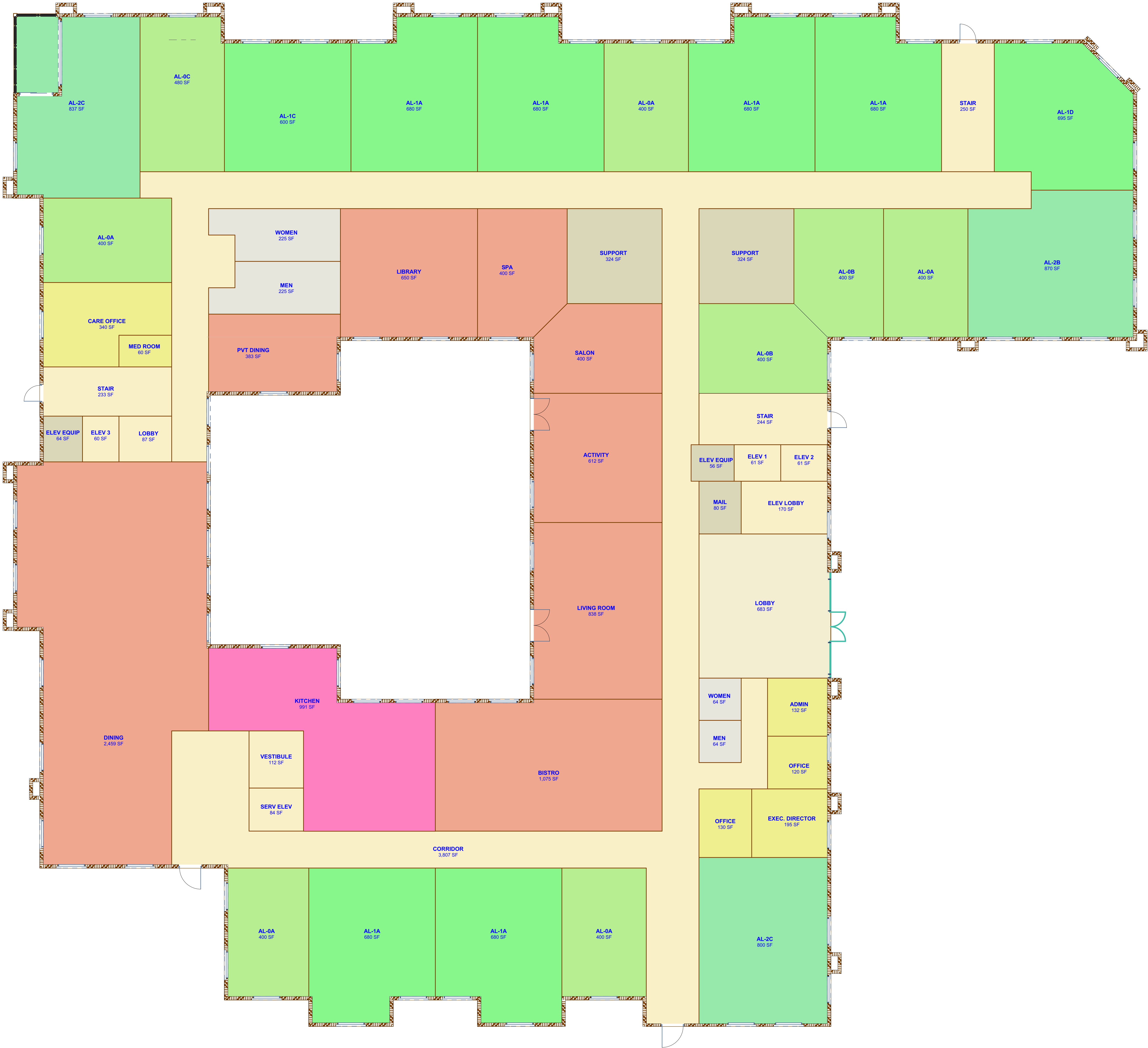




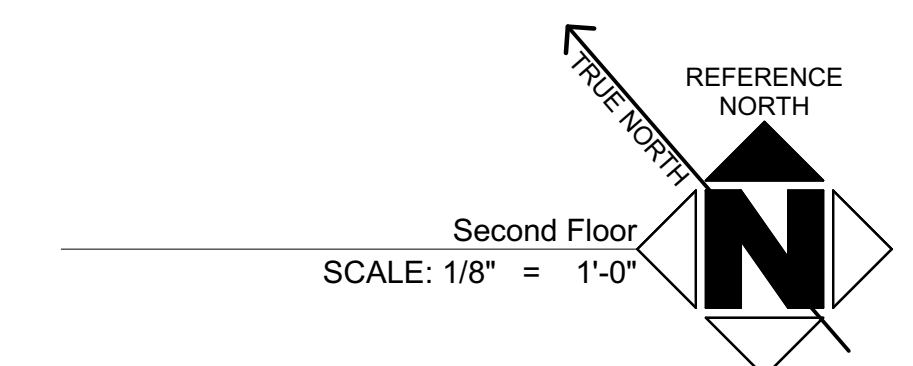
Site Plan  
A1

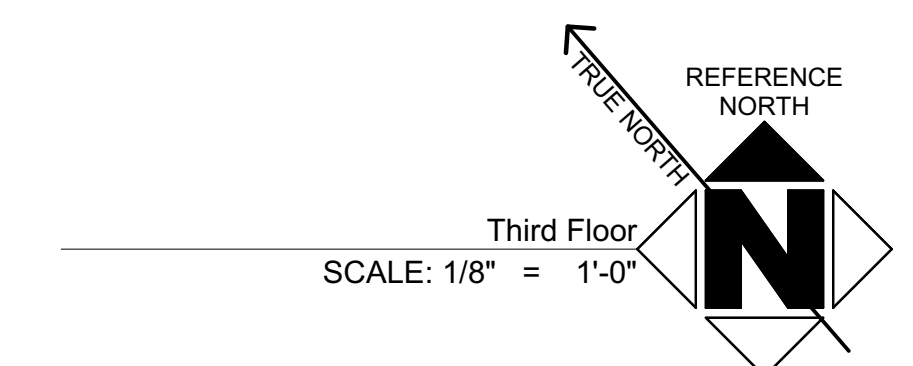
PROJECT NO: 15025.00  
PLOT DATE: 2/7/2017

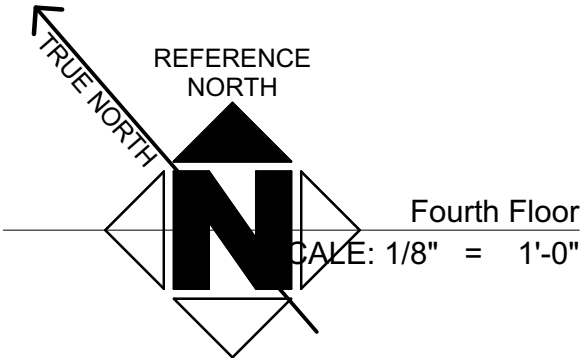
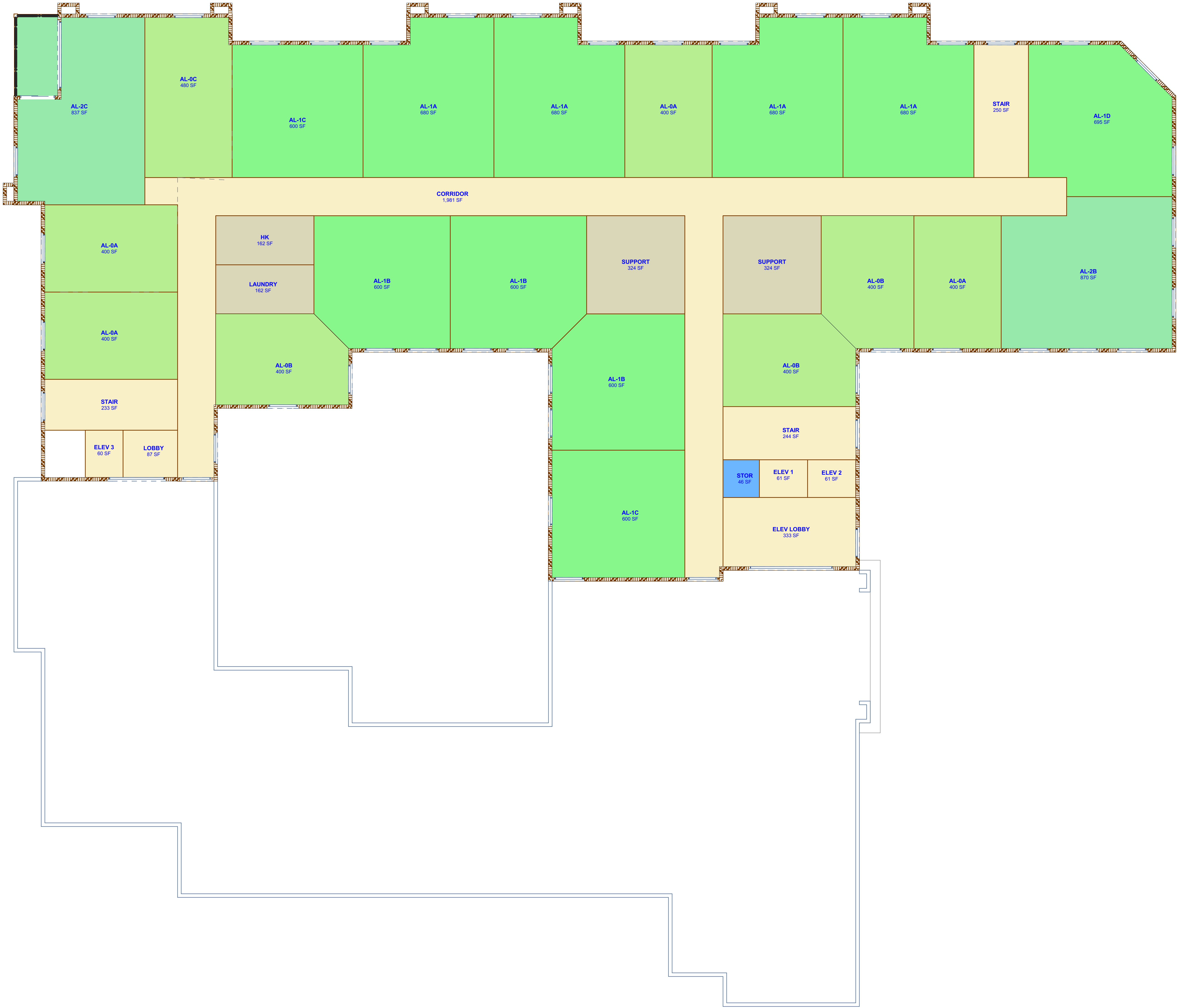












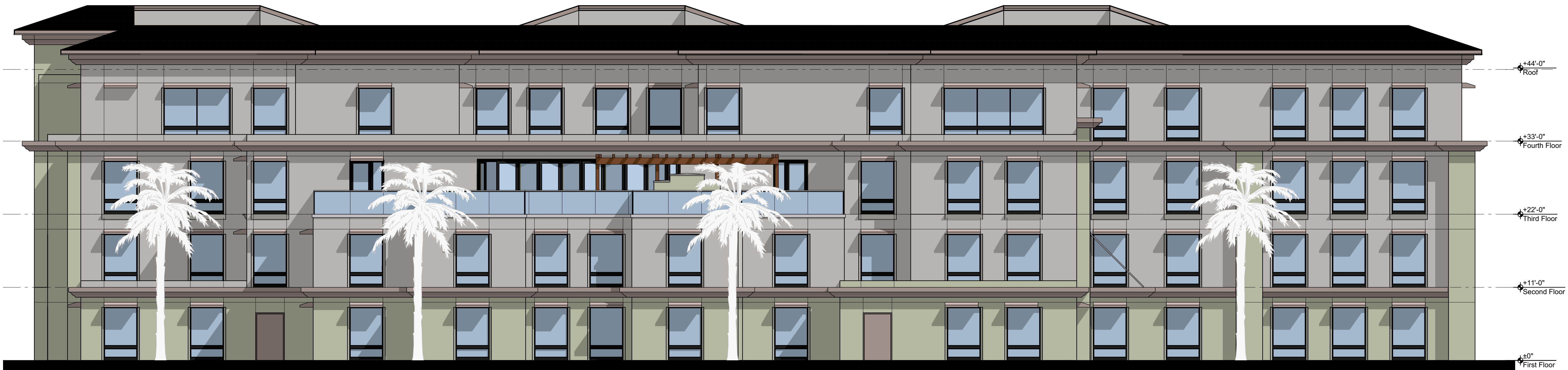


**2 North Elevation**  
SCALE: 1/8" = 1'-0"



**1 East Elevation**  
SCALE: 1/8" = 1'-0"

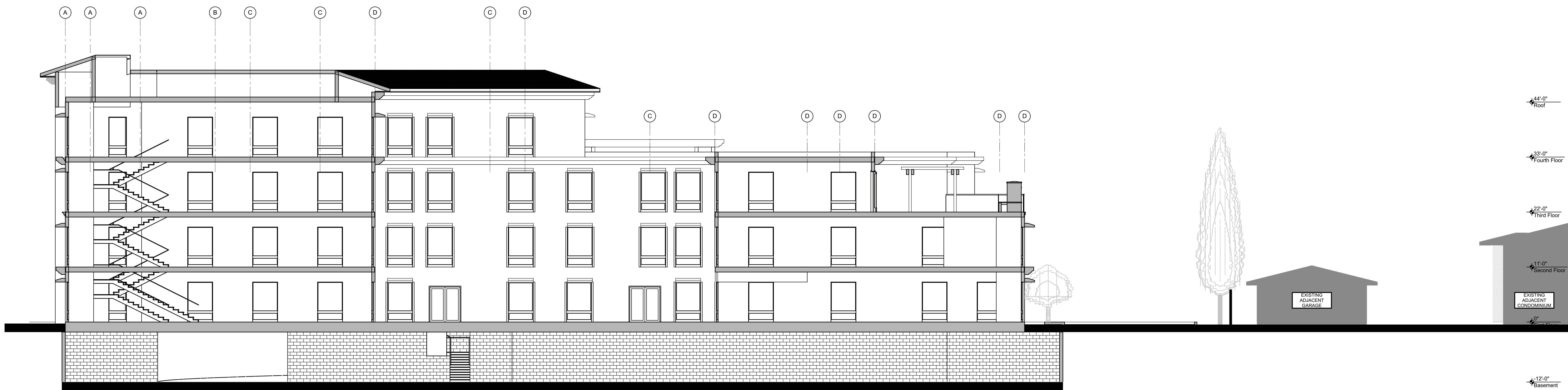




**2 South Elevation**  
SCALE: 1/8" = 1'-0"



**1 West Elevation**  
SCALE: 1/8" = 1'-0"



1 Section A  
SCALE: 1/8" = 1'-0"

Sections  
A9

PROJECT NO: 15025.00  
PLOT DATE: 2/7/2017



ORIGINAL CUP SUBMITTAL



**2 North Elevation**  
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



**1 East Elevation**  
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



2 South Elevation  
SCALE: 1/8" = 1'-0"

ORIGINAL CUP SUBMITTAL



1 West Elevation  
SCALE: 1/8" = 1'-0"